

FOR SALE

Grade II Listed D1 Building

Would suit Community / Childcare / Education or Medical uses

383 Barking Road, London E13 8AL



020 8506 9900

www.countrywidecomm.co.uk

Connaught House, Broomhill Road, Woodford Green IG8 0XR

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Location:

The premises are situated on the north side of Barking Road, Plaistow close to the junction of Balaam Street that's within a 5-minute drive or 12 min walk to Plaistow Station that is on the District & hammersmith & City Line. There are direct road links to both the A13 & the A406 North Circular Road.

Description:

A double fronted Grade II listed property that is currently used as a place of worship and benefits from parking at the front of the property for 1/2 cars and a large rear garden/yard accessed from Balaam Street.

The property is arranged as individual offices within the original building & a large assembly hall within the rear extension. Male & female WC's are to the rear of the hall with rear access to a large garden yard area, approximate sizes below: -

Gross Internal Area

Ground GIA	750 sq. ft	69.68 m2
First GIA	750 sq. ft	69.68 m2
Assembly Hall inc WC's	1400 sq. ft	130 m2
Total NIA	2900 sq. ft	269.42 m2

Floor plans available upon request

Tenure:

Freehold

Price:

Offers are sought in excess of **£1,100,000** subject to contract for the vacant freehold interest.

Legal Costs:

Each party to pay their own legal costs.

Viewing:

Strictly by Appointment only via sole agents

Contact – **Jason Grant** – **020 8506 9905** – jason@countrywidecomm.co.uk

